WARRANTY DEED

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-11-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Ray Smith & Holly C. Smith	New Owner	**07503004500**
(NAME)	(NAME)	
536 Albany Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Janice Hassler and Josephine Hassler**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobby Ray Smith and Holly C. Smith, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, and being Lot No. 138 on the plan of Section three, Tulip Grove Subdivision, of record in Plat Book 3700, Page 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janice Hassler and Josephine Hassler and Rachel Hassler by deed dated May 30, 2007 from Brenda Morrow, Executrix of the Estate of Max Davis of record in Instrument No. 20070601-0065170, Register's Office for Davidson County, Tennessee. The said Rachel Hassler died testate on October 8, 2012 and by Last Will & Testament probated in the Eighth Circuit Court for Davidson County, Tennessee, Case No. 13P-1404, devised her interest in said property to Josephine Hassler.

unimproved ☐

This is improved ☒ property, known as **536 Albany Drive, Hermitage, TN 37076**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

"Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this thirty day period, Grantee is further prohibited from conveying the property for a sales price greater than $190,800.00 until 90 days from the date of this deed. These restrictions shall run with the land are not personal to the Grantee."

BILL GARRETT, Davidson County
Trans:T20130098334 DEEDWARR
Recvd: 11/19/13 13:44 2 pgs
Fees:13.00 Taxes:588.30

20131119-0119344

Witness our hands this 11th day of November, 2013.

Josephine Hassler, Executrix for The Estate of Rachel Wilson Hassler

Janice Hassler 10-30-2013
Janice Hassler

Josephine Hassler
Josephine Hassler

STATE OF Arizona
COUNTY OF Cochise

Before me, the undersigned, of State and County aforesaid, personally appeared with **Janice Hassler** whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Sierra Vista, Arizona this 30 day of October, 2013.

Commission expires: 02/28/17

OFFICIAL SEAL
TAMMY M. SULGER
NOTARY PUBLIC - STATE OF ARIZONA
COCHISE COUNTY
My Comm. Expires February 28, 2017

Tammy M. Sulger
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared with **Josephine Hassler** whom I am personally acquainted, and who, upon oath, acknowledged herself to be the persons who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 11th day of November, 2013.

Commission expires: May 8, 2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared with Josephine Hassler, Executrix for The Estate of Rachel Wilson Hassler with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Executrix for the Estate of Rachel Wilson Hassler and to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 11th day of November, 2013.

Commission Expires: May 8, 2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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